



2015

Tucson-Pima County Historical Commission
Plans Review Subcommittee

SUMMARY OF MINUTES

Thursday, September 10, 2015,
4th Floor Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, Arizona 85701

1. Call to Order / Roll Call:

Meeting called to session at 1:03 PM

Commissioners: Patsy Waterfall (Acting Chair), Sharon Chadwick, Jim Sauer, Helen Erickson, Arthur Stables

Staff: Michael Taku, Frank Dillon, Glenn Moyer, Carolyn Laurie, Alexandra Hines (PDSD), Jennifer Levstik, Lynee Birkinbine (OIP), Elaine Bercherer (CMO)

2. Approval of Legal Action Report and Summary of Minutes of 8-27-15

Motion by Commissioner Sauer to approve the Legal Action Report and Summary of Minutes of 8-27-15. Motion seconded by Commissioner Erickson.

Motion passed. Vote 5-0.

3. Courtesy Review Case

- a. Stone Avenue Pedestrian Bridge Project and Downtown Links - Tucson Pima Arts Council - Presentation of the Artwork Design - Discussion/Information**

At the request of the applicant, the review was postponed and to be set for a future date.

MINUTES: 9/10/15 APPROVED:10/14/15

4. Historic Preservation Zone Review Cases

- a. **HPZ-15-74** - BOXYARD Development: Food Service Shipping Container Stations - 238 North 4th Avenue [Infill Incentive District - 4th Avenue Subarea; IID-15-07]

Matt Stuart, Project Manager at Cypress Civil Development presented the project. He noted that the project will offer a distinct food service base, through offering 4 shopping container stations, promotes social gathering area and sustainable built environment. Per project design, the proposed front door and casement windows of the historic structure will not function. Commission Stables noted that the historic structure is proposed to have new walls within the footprint. The applicant noted that the proposal will maintain the façade along 4th Ave.

The property is neither in the Historic Preservation Zone nor in the National Register District. The project is being reviewed by the TPCHC-PRS as part of the Infill Incentive District (IID) overlay option.

It was moved by Commissioner Erickson, duly seconded by Commissioner Stables to recommend approval of the proposal as presented with work described on the plans and removal of the security bars on historic structure.

Motion carried. Voice Vote 5-0.

- b. **HPZ-15-57** - Clinco Residence - Detached Carport with Solar Panels - 5495 East Fort Lowell Road (Fort Lowell)

Staff Taku read the Fort Lowell Historic Zone Advisory Board (FLHZAB) minutes into the record. The minutes note two locations of the solar panels (A and B) of the proposal. Location plan A (installation on the proposed Detached Carport) requires written approval of neighbor/owner and with the metal supports either painted or modified to look aged, not shiny and new. Location plan B (Installation on Main House) is construction against metal shed, removal of some vegetation, mostly cholla. Both locations were conditionally recommended for approval with further discussion on location A at the 9/22/15 meeting.

Presentation of proposed project by Katherine Kent, representing property owner and Solar Store.

It was moved by Commissioner Stables, duly seconded by Commissioner Erickson to recommend approval of location plan B (Installation on Main

House) of the proposal as presented and Plan A (installation on the proposed Detached Carport) recommendation to be in concurrence with the FLHZAB review on 9/22/15.

Motion carried. Voice Vote 5-0.

- c. **HPZ-15-65** - Vineyard Christian Community Church [Pending Zoning Violation] 625 North 2nd Avenue (West University)

Staff Taku read the West University Historic Zone Advisory Board (WUHZAB) minutes into the record stating that in lieu of asphalt, the Board would prefer permeable parking solution.

The applicant, Pete Salonga, Architect, presented the proposal as paving and improving an existing gravel area to use for exclusively church parking. Improvements shall include handicapped accessible parking spaces, sidewalk route, parking canopy trees, and a micro water harvesting basin.

It was moved by Commissioner Chadwick, duly seconded by Commissioner Stables to recommend approval of the proposal as presented.

Motion carried. Voice Vote 5-0.

5. **Rio Nuevo District Review Case**

- a. **RND-15-08** - Eckbo Landscape - TCC Today - Kiosk Renovations and Graphics - 180 & 260 South Church Avenue

Elaine Bercherer, from the City Manager's Office, and Karla Van Drunen Littooy, from TCC Today, presented the proposal.

Elaine Bercherer noted that the proposal is for one kiosk. Commissioner Erickson noted that there were historically four kiosks on the property.

It was moved by Commissioner Stables, duly seconded by Commissioner Erickson, to recommend approval of the project as presented with work described on the plans.

Motion carried. Voice Vote 4-0.

Commissioner Sauer recused from the case review.

6. Historic Landmark Sign Review Case:

- a. **HLS-15-03** – “Cascade Laundry” Historic Landmark Sign (HLS): Treatment Plan, Restoration/Repair/Adaptive Reuse of a Pole Sign-4765 East Speedway Boulevard.

Note: Commissioner Sauer rejoined the discussions.

Staff Moyer, from PDSD, provided background of the case. The applicants, Carlos Lozano and Robert Kuhlmann, presented the proposal.

Commissioner Sauer noted that the Plans Review Subcommittee had already reviewed this case. Mr. Lozano stated that the case was a courtesy review.

Commissioner Erickson asserted that the sign plays a role in the landscape as one drives down the street.

Commissioner Chadwick inquired if approval of the proposal would set a precedent for future cases and change the originating ordinance.

Given the nature of the divergent views on the project, staff suggested to the PRS that with the concurrence of the applicants the case may be continued to a future date to allow time for the PRS to be more informed on their recommendations on HLS cases. Applicants concurred.

It was moved by Commissioner Erickson, duly seconded by Commissioner Sauer to recommend the case be continued.

Motion carried. Voice Vote 5-0.

7. Current Issues for Information/Discussion:

- a. Minor Reviews

Staff Taku updated Subcommittee on minor reviews conducted.

- b. Appeals

Nothing at this time.

- c. Zoning Violations

Staff continues to assist on abatement of violations in the Historic Zones.
Staff summarized the field review/approval of window samples prior to installation by a representative of WUHZAB on 9/9/15.

8. Call to the Audience

No members from the audience present to speak.

9. Future Items

Stairway case in West University and Corrugated Metal Roof replacement in Armory Park.

10. Adjournment

Meeting adjourned at 2:35 p.m.